

\$425,000 - 327 Desrochers Boulevard, Edmonton

MLS® #E4457707

\$425,000

3 Bedroom, 2.50 Bathroom, 1,350 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

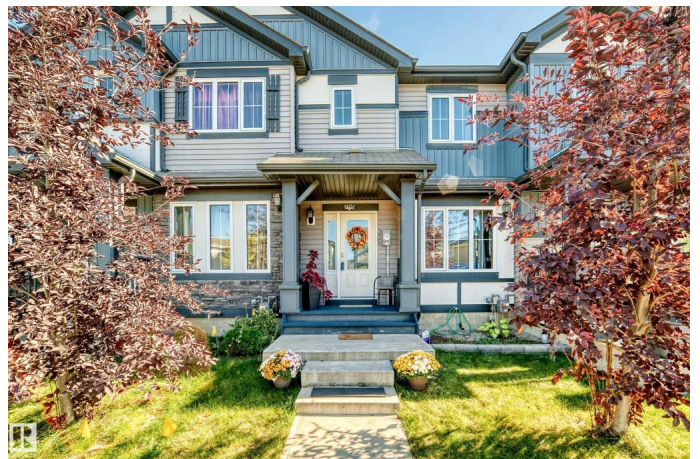
Welcome to this beautifully maintained 2-storey home in family-friendly Desrochers! Offering over 1,300 sq ft, 3 bedrooms, 2.5 baths, this home is move-in ready with thoughtful upgrades. The bright main floor features an open-concept layout, including a spacious living room, a modern kitchen with ample cabinets, and a main floor laundry area. Upstairs, the large primary suite boasts a walk-in closet and en-suite bathroom, with 2 more bedrooms and a full bath completing the level. Updates include a high-tech washer/dryer, a new HWT, a new fridge, refreshed living room flooring, and a custom walk-in closet. Outside, you'll enjoy a fully fenced yard with a deck plus a double garage. Located steps to Desrochers K-9, Dr. Anne Anderson High School and Father Michael McCaffery Catholic High, with easy access to Anthony Henday & Hwy 2. Close to parks, transit, shopping, and a new Walmart Supercentre coming soon to Heritage Valley. Quick possession available, ideal for families seeking comfort and convenience!

Built in 2015

Essential Information

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Price \$425,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,350
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	327 Desrochers Boulevard
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3J1

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Natural Gas BBQ Hookup
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 13th, 2025
Days on Market	26
Zoning	Zone 55

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Listing information last updated on October 9th, 2025 at 3:32am MDT